



CITY OF KIRKLAND
123 5th Avenue
Kirkland, WA 98033
www.kirklandpermits.net

DO NOT REMOVE

BUILDING INSPECTION CORRECTION REPORT

The corrections listed below are hereby required and must be corrected prior to any further inspection requests.

DATE
1, 24, 14
PERMIT NUMBER
BSF12-00806

TYPE OF INSPECTION
Plumbing
ADDRESS
9117 NE Juanita Dr

- ① hammer a/c set at washer
 - ② caulk toilet hall bath
 - ③ revalve hot & cold in laundry
- completed
on
1/27/14

INSPECTOR James

When ready for reinspection, call (425) 587-3605 prior to 7 p.m. for next day inspection. Building Department Business Line: (425) 587-3600.



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DO NOT REMOVE
ELECTRICAL INSPECTION
CORRECTION REPORT

INSPECTION REQUEST LINE (425) 587-3605. Request must be made prior to 7pm for next day inspection. The corrections listed below are hereby ordered and must be completed within 15 days. Refer to National Electrical Code or State Rules for Safety Standards.

DATE 1 / 24 / 14

OWNER / CONTRACTOR

PERMIT NUMBER

BSF12-00806

ADDRESS

9117 NE Juanita Dr

☐ NOT APPROVED FOR COVER

☐ NOT APPROVED FOR SERVICE

SAFETY DEFECTS NEEDING CORRECTION

① Garage shall be GFCI protected

completed

NOTIFY INSPECTION OFFICE WHEN
READY FOR REINSPECTION

James
INSPECTOR



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BUILDING INSPECTION
CORRECTION REPORT

The corrections listed below are hereby required and must be corrected prior to any further inspection requests.

DATE 1, 24, 14
PERMIT NUMBER BSF12-00806

TYPE OF INSPECTION Building final
ADDRESS 2117 NE Juanita Dr

- ① Hanging final "Partial"
- ② Public Works final "partial"
- ③ fire final
- ④ Address shall be visible from street
- ⑤ Clean up crawl
- ⑥ weather strip crawl access
- ⑦ two balconies on west side as per plans BS
- Plumbing, electrical, mechanical finals

to completed on
1/27/14

INSPECTOR James

When ready for reinspection, call (425) 587-3605 prior to 7 p.m. for next day inspection. Building Department Business Line: (425) 587-3600.



City of Kirkland
123 Fifth Avenue
Kirkland WA 98033
425-587-3600

Permit Number: FIR13-05092
IVR Permit PIN Number: 1305092
Type: Fire System
Work Class: Fire Alarm - New

FIR13-05092

Permit Information

Job Address:	Project:	Application Date:	09/11/2013
9123 NE JUANITA DR	Parcel:	Issue Date:	10/07/2013
Kirkland, WA 98034	Valuation:	Expiration Date:	10/07/2015
	Dwelling Units:	Code Edition:	

Scope of Work

Install new Fire Alarm System in Multi-family

Contacts

Type	Contact Name	Address	Phone
Contractor	NW SECURITY & SOUND LLC	Po Box 1592 Snohomish, WA 98291-1592	B: 360-691-4200 C:
Owner	Bel Lago Condominiums LLC	18435 Olympic S Ave Tukwila, WA 98188	B: C:

How to request an inspection:

- 1) Dial 1-866-458-7354.
- 2) From the main menu, enter your 7-digit IVR number (1305092).
- 3) Next, the system will ask you to confirm your permit number (FIR13-05092). Press 1 to confirm the correct permit number.
- 4) Select option 3 to request a new inspection. From there enter the 3 digit inspection pin number, from the inspections below, for the inspection that you are requesting.
- 6) Finally, select your requested day and either AM or PM.

Request an inspection before 3 p.m. for next business day. Requests made after 3 p.m. will be scheduled on the second business day following the request.

DO NOT COVER ANY WORK PRIOR TO INSPECTION

REQUIRED INSPECTIONS

Inspection	IVR	Date	Insp	Inspection	IVR	Date	Insp
1. FIR - Final <i>Phase I</i>	795	10/11/13	JLGA	2. <u>FIR - Final</u> <i>Project</i>	795	10/16/13	CJC
3. FIR - Fire Alarm	770	10/11/13	JLGA	4. FIR - Fire Alarm <i>Final</i>	770	N/A	
5. FIR - Visual Test	786	10/16/13	CJC	6. FIR - Visual Test	786	10/11/13	JLGA
7. FIR - Monitoring	787	10/11/13	JLGA	8. FIR - Monitoring	787	N/A	
9. FIR - Audibility Test	792	10/11/13	JLGA	10. FIR - Audibility Test	792	N/A	
11. FIR - Detection Testing	793	10/11/13	JLGA	12. FIR - Detection Testing	793	N/A	
13. FIR - Manual Pull Station Testing	794	10/11/13	JLGA	14. FIR - Manual Pull Station Testing	794	N/A	

9123 NE JUANITA DR

Conditions

See conditions on the back of this permit.

This permit and any accompanying plans must remain on the job site for use by City inspection personnel.
Any sales tax reported to the State in association with this project should be coded to the City of Kirkland tax location code 1716.
I certify that the information furnished by me is true and correct to the best of my knowledge and the applicable City of Kirkland requirements will be met.

☐ Owner or ☐ Agent
(Check one)

(Print Name)

DATE:

(Signature)

PERMIT CONDITIONS



General Conditions

- 1.The issuance of this permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other ordinances of the jurisdiction.
- 2.The approved plans shall not be changed, modified, or altered without authorization from the building official.
- 3.This permit, inspection record and approved plans are required to be on the job site at all times.
- 4.All development activity and heavy equipment operation is restricted to 7:00 a.m. to 8:00 p.m., Monday through Friday, and 9:00 a.m. to 6:00 on Saturdays. No development activity or heavy equipment operation may occur on Sundays or holidays observed by the City.
- 5.All work is subject to field inspection. Do not cover any work until approved by a City inspector.
- 6.Inspection(s) required - call 1-866-458-7354 (24 hours a day) no later than 3:00 pm the day before the inspection is desired. (Follow the IVR instructions on the front of this sheet).
- 7.Contact the Building Division at 425-587-3600 with any questions.

Fire Department Conditions:

SCHEDULING INSPECTIONS:

You may schedule inspections via either of two ways

On-Line at www.mybuildingpermit.com. You will need to have the IVR number found on your new permit in order to sched the inspection.

OR

By Phone at the Automated Inspection Request Line, 866-458-7354. You will be asked for the IVR number found on your permit; you cannot schedule an inspection without it.

(Please be advised that the Kirkland Fire Prevention Bureau is currently very short staffed. Although we always try to accommodate next day inspection requests, we may be unable to do so. It is highly recommended that you request the inspection at least 2 business days in advance in order to ensure receiving an inspection on the day you need it. Special inspection requests, such as for early morning inspections, should also be made at least 2 days prior for special consideration.)

CONDITIONS FOR NEW FIRE ALARM SYSTEM RESIDENTIAL

A copy of the approved plans must remain on the job site at all times during construction.

Visible alarms shall be located per nationally recognized standards; NFPA 72 and ANSI shall be considered equivalent facilitation.

Manual pull stations shall be mounted at least 36 inches and not more than 54 inches above the floor where a parallel approach is provided. Where a parallel approach cannot be provided, the height shall not exceed 48 inches.

The fire alarm audibility will be tested in all areas with the doors closed. The minimum shall be 15 decibels above ambient c 60 decibels, whichever is greater.

Where audible appliances are installed to provide signals for sleeping areas, they shall have a sound level of at least 15 dB above the average ambient sound level or 5 dB above the maximum sound level having a duration of at least 60 seconds or sound level of at least 75 dBA, whichever is greater, measured at the pillow level in the area required to be served by the system using the A-weighted scale (dBA).

If any barrier, such as a door, curtain, or retractable partition, is located between the notification appliance and the pillow, sound pressure level shall be measured with the barrier placed between the appliance and the pillow.

An inspection of the wiring of the system by the electrical inspector is required before a functional test of the system can be conducted.

Detectors shall not be installed until after the construction clean-up of all trades is complete and final. Detectors that have been installed prior to final clean-up shall be cleaned or replaced. Ref: NFPA 72: 5-3.6.1.3

New smoke detectors installed shall be tested using smoke (not magnets or test buttons). Exception: Duct detectors which may be tested by other methods as recommended by the manufacturer and according to specification sheet.

The fire alarm system is required to be connected to a UL listed monitoring company. The monitoring shall be completed a approved by the fire department prior to occupancy.

A functional final test (this test includes audibility and correct functioning of initiating devices) of the completed system is required.



City of Kirkland
123 Fifth Avenue
Kirkland WA 98033
425-587-3600

Permit Number: FIR13-05092
IVR Permit PIN Number: 1305092
Type: Fire System
Work Class: Fire Alarm - New

Permit Information

Job Address:	Project:	Application Date:
9123 NE JUANITA DR Kirkland, WA 98034	Parcel: 3760500005 Valuation: \$0.00 Dwelling Units:	09/11/2013 Issue Date: Expiration Date: Code Edition:

Scope of Work

Install new Fire Alarm System in Multi-family

Contacts

Type	Contact Name	Address	Phone
Contractor	NW SECURITY & SOUND LLC	Po Box 1592 Snohomish, WA 98291-1592	B: 360-691-4200 C:
Owner	Bel Lago Condominiums LLC	18485 Olympic S Ave Tukwila, WA 98188	B: C:

How to request an inspection:

- 1) Dial 1-866-458-7354.
- 2) From the main menu, enter your 6 digit IVR number (1305092).
- 3) Next, the system will ask you to confirm your permit number (FIR13-05092). Press 1 to confirm the correct permit number.
- 4) Select option 3 to request a new inspection. From there enter the 3 digit inspection pin number, from the inspections below, for the inspection that you are requesting.
- 6) Finally, select your requested day and either AM or PM.

Request an inspection before 3 p.m. for next business day. Requests made after 3 p.m. will be scheduled on the second business day following the request.

DO NOT COVER ANY WORK PRIOR TO INSPECTION
REQUIRED INSPECTIONS

Inspection	IVR	Date	Insp	Inspection	IVR	Date	Insp
1. FIR - Final	795	10/13	CJR	2. FIR - Fire Alarm	770	10/13	CJR
3. FIR - Visual Test	786	10/13	CJR	4. FIR - Monitoring	787	10/14/13	CJR
5. FIR - Audibility Test	792	10/18/13	CJR	6. FIR - Detection Testing	793	10/16/13	CJR

FIRE ALARM / DETECTION / VISUAL / AUDIBILITY / MONITORING / FINAL
TOWER (BLDGA) ONLY 10/11/13
JLC1

Conditions



See conditions on the back of this permit.

This permit and any accompanying plans must remain on the job site for use by City inspection personnel.
Any sales tax reported to the State in association with this project should be coded to the City of Kirkland tax location code 1716.
I certify that the information furnished by me is true and correct to the best of my knowledge and the applicable City of Kirkland requirements will be met.

☐ Owner or ☒ Agent
(Check one)

Andy Byals
(Print Name)

DATE: 10/7/13

	CITY OF KIRKLAND FIRE SYSTEM PERMIT APPLICATION	For Inspection Requests call: 866-458-7354 (48 hours prior) Or go to: www.mybuildingpermit.com
Parcel No. (www.kingcounty.gov/assessor.aspx) 376050-0005		Permit No. (assigned during review) FIR13-05072
Project Address 9123 949 NE JUANITA DR		Job Site Phone:
Property Owner	Mail Address (Property Owner)	Phone (Property Owner)
Tenant (Commercial)	Complex Name (Condo/Apartment/Multifamily) JUANITA POINT CONDOMINIUMS	
Contractor's L&I License No. NWSECS919PG	L&I License Expiration Date 10/7/15	Kirkland Business License No. OBL-0004497 <small>EXP 8/31/14</small>
Contact Person (An Individual That We May Contact Regarding This Permit) RICK O'BRIEN		Phone (contact person) 360-691-4200
Contact E-mail Address:		Contact Alt Phone: 425-500-0610
Permit type <input checked="" type="checkbox"/> New or <input type="checkbox"/> System Alteration		
<input type="checkbox"/> SPRINKLER/SUPPRESSION SYSTEM <input checked="" type="checkbox"/> ALARM SYSTEM (include electrical permit number) ELV _____		
Scope and Description of Work: FIRE ALARM SYSTEM FOR NEW CONSTRUCTION - RESIDENTIAL 59 DEVICES		
<small>I certify under penalty of perjury that the information furnished by me is true and correct to the best of my knowledge and further that I am authorized by the owner of the above premises to perform the work for which permit application is made. I further agree to save harmless the City of Kirkland as to any claim (including costs, expenses, and attorney's fees incurred in investigation and defense of such claim), which may be made by any person, including the undersigned, and filed against the City of Kirkland, but only where such claim arises out of the reliance of the City, including its officers and employees, upon the accuracy of the information supplied to the City as a part of this application.</small>		
OWNER/AGENT: Fred Smith		DATE: 9-9-13
Fire Permit Fees _____	\$ 610.00	Permit Approved by:  Date 9/27/13
MyBuildingPermit.com Fee _____	\$ 7.93	
Additional Review Fees _____	\$ _____	
Other _____	\$ _____	
TOTAL		\$ 617.93

Inspection Request / Corrections



Department of
Development and Environmental Services
900 Oakesdale Avenue Southwest
Renton, WA 98055-1219
206-296-6630

Date of Request: ____/____/____
Permit No.: B07FC051
Address: 9123 NE JUANITA DR.
Project Name: WOLFE HEAT AND FIRE Date of Insp.: 10/16/13
Type of Inspection: COMMERCIAL SPRINKLER SYSTEM
Contact Name: _____ Phone #: _____
Comments: _____

CORRECTIONS AND COMMENTS:

FIRE SYSTEM FINAL: ACCEPTED.

SPRINKLER SYSTEM:

BUILDING "A"

TRIP/FLOW TEST

WET SYSTEM: ACCEPTED

OPERATIONAL TEST WITH REPORT TO THE FIRE ALARM/CONTROL PANEL

DRY SYSTEM: ACCEPTED

OPERATIONAL TEST WITH REPORT TO THE FIRE ALARM/CONTROL PANEL

BUILDING "B"

TRIP/FLOW TEST

WET SYSTEM: ACCEPTED

OPERATIONAL TEST WITH REPORT TO THE FIRE ALARM/CONTROL PANEL

Inspector: GARY L. CUBBERG Inspected Date: 10/16/13

0353 (10/03)



CITY OF KIRKLAND **BSFP 12-00380**
Building Department • 425-587-3600

REVISIONS/ADDITIONS SUBMITTAL FORM

Changes made to a New Single Family Residence Site Plan require 4 copies.
Revisions must be clouded and wet-signed by Architect or Engineer, if applicable.

Permit # BSF-1200806

Property Address: 9117 NE JUANITA DRIVE Has permit been issued yet? Yes ☒ No ☐

Property Owner: Ken Nelson

Project Contact: Jason Atkin Phone: (206) 850-3590

Contact E-mail: jason@legacyhomeswa.com

Project Name: W1 Upper Duplex (9119)

Were the revisions requested by City staff? Yes ☒ No ☐ By: Person Tom Jensen Dept

► **REQUIRED: Copy of original correction letter(s) with itemized response to all items.**

► **Are these revisions COMPLETE replacement sets? YES X NO**

Explain the nature of the changes, including any exterior changes, I.E., elevations, footprint, moving location of the building: updated roof plan, updated floor plan, applicable structural details

On the line provided, write in the number of sets of each item that you are submitting and identify the sheet numbers. **(Note: You must provide the same number of documents/plans as originally submitted.)**

# Sets		# Sets	
<u>x</u>	Architectural Plan - sheets _____ <small>(floor, foundation, framing plans)</small>	_____	Temporary Erosion Control Plan
_____	Civil Plan - 4 copies if changed _____	_____	Wetland Report
<u>x</u>	Structural Plan - sheets _____	_____	Hydraulic Calculations
<u>x</u>	Structural Calculations _____	_____	Grading Plan
_____	Building Elevations - sheets _____	_____	Storm Drainage Plan
_____	ABE Calculations _____	_____	Street Lighting Plan
_____	Energy Code Information _____	_____	Exterior Lighting Plan
_____	Landscape Plan - 4 copies _____	_____	Road Plan
_____	Site Plan - 4 COPIES REQUIRED if changed. _____	_____	Electrical Plan
_____	Tree Protection Plan and specs - 4 copies _____	_____	Mechanical Plan
_____	Boundary & Topographic Survey _____	_____	Plumbing Plan
_____	Environmental Checklist _____	_____	Other: Explain and include # of copies _____
_____	Geotechnical Report _____	_____	Lot Coverage Calculations _____
_____	Slope Analysis _____	_____	

FEES DUE

**REVISION RECEIVED
JUL 30 2014**

PERMIT# _____
EXP _____ FT _____ REG _____

H:\Fire\blb-apps-chlsts\app_hrs\rev-add.docx/2-3-11sia

Target: 08/13/14

**TJS
BLD**

For Office Use Only	
Intake Reviewer	
Initials	Date
<u>TJS</u>	<u>7/30</u>
Post Rev. gold form in inspection envelope	
Pt Initials	Dept.
<u>TJS</u>	<u>BLD</u>
<u>TM</u>	<u>PCD</u>
<u></u>	<u>TRE</u>
<u></u>	<u>PW</u>
<u></u>	<u>FIRE</u>

FIELD REPORT

A.A.R. TESTING LABORATORY, INC. P.O. BOX 2523 Phone: (425) 881-5812 REDMOND, WA 98073 FAX: (425) 881-5441		FILE NO:	DATE: 6.23.14
CLIENT:		PROJECT:	Juanika Point / Bel 2 590
ATTN:		ADDRESS:	9119 NE Juanika Dr
ADDRESS:		CITY:	Kirkland.
		ENGINEER:	Chase
		ARCHITECT:	
		CONTRACTOR:	
		OWNER:	
		PERMIT NO:	7512 RST12.00 806
		TIME:	TEMP:

Performed a visual inspection of
welding on structural and
light gauge steel, also verified
A325 bolts snug tight

Retro fit of braced frame and
beams per drawing SI

all welding per AWS D1.1
D1.3 and per plan


INSPECTOR

Field Report

Report #: 25664

A.A.R. Testing Laboratory, Inc. 7126 180th Ave.N.E., Park 180, Suite C101, Redmond, WA 98052
Phone 425.881.5812 Fax 425.881.5441

Client: Ken Nelson	Project Number: 14-344
3113 Fairweather Place	Permit #: BSF 12-00806
Bellevue, WA 98004	Project Name: Waterfront Duplex
Contact:	Address: 9117 Juanita Drive

Inspection Performed: See below

Date: 6/13/2014 Time: Temperature:

On site to review structural drawings, inspection requirements and materials and weld procedure.
Will inspect at conclusion of welding, no continuous inspection required.
Welder: Tyrell A Nowlam, W14530, Exp. July, 2015.

Distribution:	<input checked="" type="checkbox"/> Distribute Client	<input type="checkbox"/> Distribute Contractor	Inspector: Trow, Michael
	<input type="checkbox"/> Distribute Engineer	<input type="checkbox"/> Distribute Owner	Reviewed by: Michele Guerrini
	<input checked="" type="checkbox"/> Distribute Municipality	<input type="checkbox"/> Distribute Other	
	<input type="checkbox"/> Distribute Architect	<input type="checkbox"/> Distribute Other	

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Field Report

Report #: 25669

A.A.R. Testing Laboratory, Inc. 7126 180th Ave.N.E., Park 180, Suite C101, Redmond, WA 98052
Phone 425.881.5812 Fax 425.881.5441

Client: Ken Nelson	Project Number: 14-344
3113 Fairweather Place	Permit #: BSR1200806
Bellevue, WA 98004	Project Name: Waterfront Duplex
Contact:	Address: 9117 Juanita Drive

Inspection Performed: Structural Steel

Date: 6/23/2014 Time: Temperature:

Performed a visual inspection of welding on structural steel and light gauge steel. Also, verified A325N bolts snug tight.

Retrofit of braced frame and beams per drawing S1.

All welding and bolting per AWS D1.1, D1.3, AISC and per plan.

Distribution:	<input checked="" type="checkbox"/> Distribute Client	<input type="checkbox"/> Distribute Contractor	Inspector: Trow, Michael	
	<input type="checkbox"/> Distribute Engineer	<input type="checkbox"/> Distribute Owner		
	<input checked="" type="checkbox"/> Distribute Municipality	<input type="checkbox"/> Distribute Other		Reviewed by: Michele Guerrini
	<input type="checkbox"/> Distribute Architect	<input type="checkbox"/> Distribute Other		

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